

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13037 of Palace Laundry, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to continue to operate a parking lot in an R-4 District at the premises 724-26 Morton Street, N.W., (Square 2893, Lots 36 and 37).

HEARING DATE: September 12, 1979  
DECISION DATE: October 3, 1979

FINDINGS OF FACT:

1. The subject property is located in an R-4 District at 724-726 Morton Street, N.W.
2. The subject property is presently used as a parking facility pursuant to this Board's previous Orders in cases no. 10951, dated November 18, 1971, and No. 12298, dated August 26, 1977.
3. The applicant proposes the continuation of this parking facility for an indefinite period, or, in the alternative, for a period of five years.
4. This is a non-attended lot, used exclusively by employees and visitors of the Palace Laundry at 713 and 735 Lamont Street, N.W.
5. The subject property has been used as a parking facility for the adjacent laundry use for nearly thirty years.
6. The lot, which accommodates eleven cars and approximately three or four trucks, operates between the hours of 5:30 a.m. until approximately 4:30 p.m. The site is enclosed by a nine foot chain link fence which is locked after hours.
7. The lot has been paved with an all-weather impervious surface. It is designed so that no vehicle projects over any lot or building line. No other use is conducted from or upon the parking lot. No structure is erected thereon. The existing vehicular entrance is well-maintained and is substantially more than twenty-five feet from the nearest street intersection. There is no lighting on the lot. There are no commercial advertising signs on the lot. Bumper guards are provided for spaces that abut the adjacent building.

8. The applicant testified that it had received no complaints on the operation or the maintenance of the subject lot.

9. The application was referred to the Department of Transportation on July 20, 1979 for its' review and report. No reply was received in the record of the case.

10. Advisory Neighborhood Commission 1A made no recommendation on the application.

11. There was no opposition to the application at the Public Hearing nor of record.

#### CONCLUSIONS OF LAW

Based on the above findings of fact and the evidence of record, the Board concludes that because of the proposed hours of operation, and its exclusive use by Palace Laundry, the continuance of this property as a parking facility will not create dangerous or otherwise objectionable traffic conditions. The Board further concludes that the present character and future development of the neighborhood will not be adversely affected. The lot complies with all applicable provisions of Article 74. It is, therefore, ORDERED that this application be hereby GRANTED, subject to the following CONDITIONS:

- a. Approval shall be for a period of FOUR (4) years from the date of the expiration of the provisions Certificate of Occupancy, namely August 26, 1979.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. Bumper stops shall be erected and maintained for protection of all adjoining buildings.
- d. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- e. All parts of the lot shall be kept free of refuse of debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- f. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted

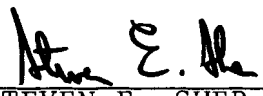
in the zoning district which the parking lot is located.

- g. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 4-0 (Charles R. Norris, Walter B. Lewis, and William F. McIntosh to grant, Leonard L. McCants to grant by proxy, Chloethiel Woodard Smith not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 16 NOV 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHINSUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.